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Building Committee Minutes 3/5/2013

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, March 5, 2013

PRESENT: Adam Chapdelaine, John Cole, Alan Reedy, Mark Miano, Diane Johnson, John Maher, Michael Boujoulian

ABSENT: Jeff Thielman, Suzanne Robinson

GUESTS: Juliana Rice, Town Counsel
Capt. Flaherty, Police Department
Eric Ammondson, Ammonds on Architects
Jim Russo, Russo Barr Associates
Brian DeFillips, PMA
Andrew Flanagan, Deputy Town Manager
Jeff Shaw, Donham & Sweeney
Robert Jefferson, Fire Chief

Meeting was called to order at 7:30PM

Robbins Library

Jim Russo updated the committee on the status of the library roof design. Progressed to 90% design. Need to use library parking lot as a staging area. Discussed scheduling and potential impacts. Committee members discussed details of design and asked questions of Jim Russo.

Central Fire Station

Jeff Shaw briefed the committee on the status of seismic study on Central Fire Station. State level efforts to relax the code may eliminate the need for seismic reinforcement. Variance option could be viewed favorably by State. Study for concrete reinforcement method continued in the interim. Jeff Shaw provided updated cost estimates based on both seismic retrofit and additional site work and drainage work. Committee discussed budget updates and option for proceeding.

Bob Jefferson described leak issues at both Highland and Central Station. Committee agreed that warranty and contractors should be pursued for this matter.

Community Safety Building

Mr. Ammondson noted that masonry and metal flashing work are completed on the east side and nearing completion on the south side with the exception of additional work. Metal framing for stucco is nearly complete. Mr. Ammondson noted that WES's PM is on site most days and that conditions have improved but there is continuing frustration with WES and their subcontractor's not following the drawings and specifications.

APD Issues. J. Flaherty noted that WES's conduct and conditions in the building have improved since the January PTBC meeting with WES. There have been no more leakage or dust infiltration issues.

Stucco work. Mr. Cole noted that he agreed to accept the stucco work performed on the west side of the building if WES provides an adequate installation on the east side. Mr. Ammondson noted that WES has been working closely with JRJ Plastering over the past several weeks to ensure that the framing is installed properly and any inadequate substrate conditions corrected. There are still issues to address but WES is being more responsive.

Key Submittals. Mr. Ammondson noted that WES expects to receive the second floor windows and the large skylight in two weeks' time. The curtainwall delivery should be at the end of March and the metal framed skylight has been released but does not have a delivery schedule.

Schedule. Mr. Ammondson noted that WES's latest schedule (attached) show a 5/6/13 substantial completion date. Until the window delivery is confirmed, this date may be unrealistic.

Contractor's Application for Payment. Ammondson presented WES's application for payment #7 through 1/31/13. The amount certified by Ammondson is \$134,649.65. This application was unanimously approved by the PTBC.

PCO's. Mr. Ammondson discussed and recommended that PCO 7, 9, 16, 18, 21, 23, 25 and 26 be accepted and included in a Change Order #4 in the amount of \$47,843. This was unanimously approved by the PTBC.

Cooling Tower Replacement. Mr. Ammondson noted that after removing the exhaust ductwork at the top of the cooling tower, the HVAC subcontractor was reluctant to attach the new ductwork to the cooling tower as he does not want to be held responsible if the tower will not work when started in the spring. WES provided a price of \$59,000 to remove and replace the cooling tower. There is a 7 week lead time. Ammondson reviewed the price and product information with their engineers. The price is reasonable but may increase as the fan may be undersized. It was the sense of the PTBC that this unit should be replaced and included in this project. Mr. Cole will make this recommendation to the Capital Planning Committee and seek additional funding to cover this cost and other unanticipated costs.

Project Budget. With CO 4, the total amount of approved change orders is \$110,908. Including the cooling tower, the remaining amount of identified potential change orders is \$126,800. Given that work to be performed includes the windows, curtainwall and skylights, Mr. Ammondson recommended at least \$50,000 additional contingency be held in reserve. Remaining contingency for construction and design fees is \$185,562. Ammondson's contract for CA services expired at the end of February. Ammondson noted that SGH has requested \$86,000 for additional work performed during construction due to the high number of unforeseen conditions and the contractor's performance as well as for 3 months' additional CA time. Ammondson requested \$36,000 for additional CA time for Ammondson based upon \$12,000 per month of labor. Mr. Cole will seek approximately \$200,000 in additional project funding from the Capital Planning Committee on Thursday. Ammondson to provide a spreadsheet for Mr. Cole's use.

The following invoices have been approved:

WES Construction	#7	\$135,649.65
Ammondson Architects	#2259	\$22,778.38

Respectfully submitted,

Adam Chapdelaine